

Planning Raleigh 2030: Presentation to the Planning Commission

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Department of City Planning



PLANNING **Raleigh** 2030

Raleigh's Planning History

1913 Raleigh's first City Plan

- Prepared by Charles M. Robinson at invitation of Woman's Club of Raleigh.

1979 City of Raleigh Comprehensive Plan

- Comprehensive, long-range, and general policies. No specific locations or detailed regulations.
- Established Planning Districts
- Land Use Plan based upon Nodal Form concept.

1989 Vision 2020 Raleigh Comprehensive Plan



Existing Comp Plan

Vision 2020 Raleigh Comprehensive Plan

Elements:

- Plan Framework
- Systems Plans
- District Plans
- Small Area Plans



Plan Framework

- Goals and Objectives
 - Quality of Life, Human Resources, Economic Development, Public Services, Environmental Resources, Urban Form, Land Use, Regional Planning
- Urban Form Terms and Policies
 - Corridors
 - Focus Areas
 - Employment Areas
 - Special Areas
- Guidelines



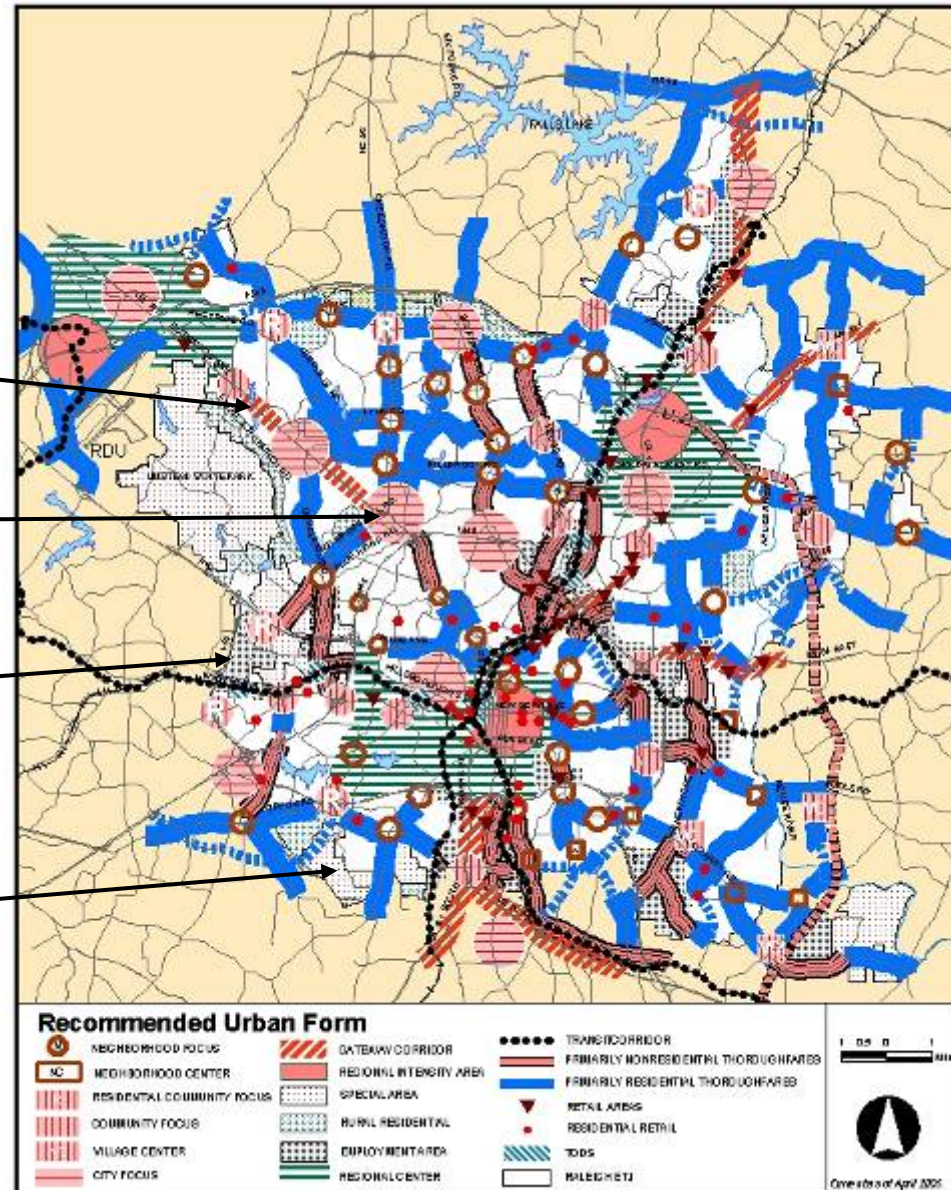
Urban Form

Corridors

Focus Areas

Employment
Areas

Special Areas



Guidelines

- Retail Use Guidelines: Adopted 1991
 - Guidance for the amount of retail in a Focus Area.
- Height Guidelines for Urban Form Elements
- Frontage Lots on Thoroughfares
- Urban Design Guidelines: Adopted 2001
 - Aide in the design of Mixed-Use Centers
 - Applied to Village and Neighborhood Centers
- Transit Oriented Development Guidelines: Adopted 2003
 - Provides Rail Transit-Oriented Development Strategy for the city.



Systems Plans

- Water & Wastewater System
- Stormwater Management Plan
- Parks, Recreation & Greenways
- Economic Development Strategy
- Housing Plan
- Municipal Facilities Plan
- Transportation Plan
- Historic Preservation Plan



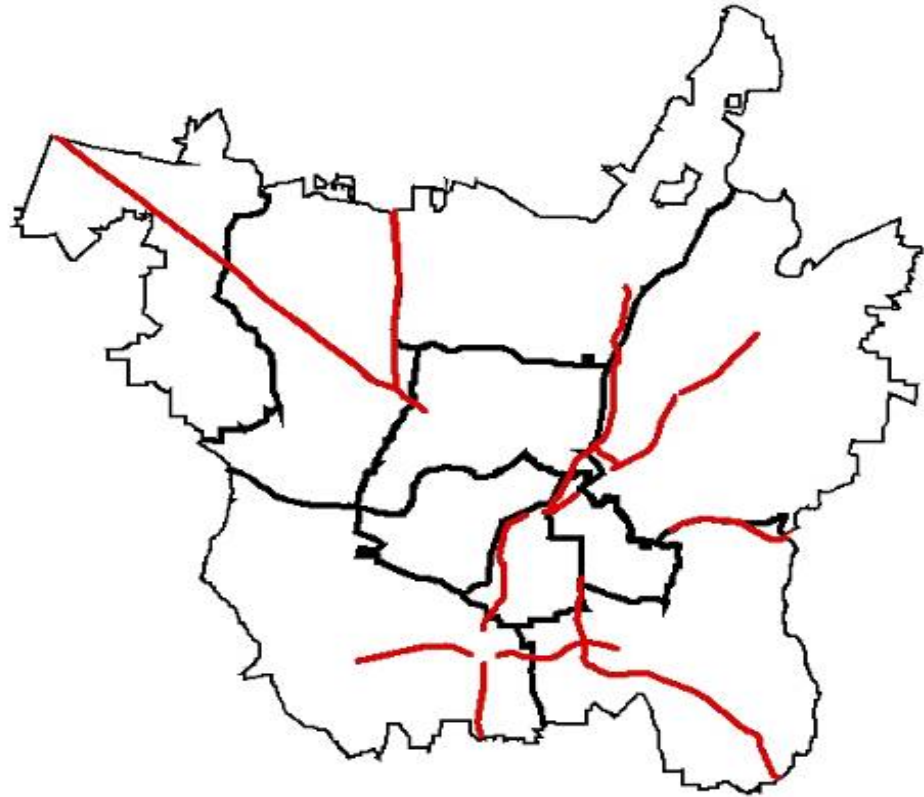
10 District Plans

- Central
- University
- East
- Southeast
- Southwest
- Umstead
- Northwest
- North
- Northeast
- North Hills



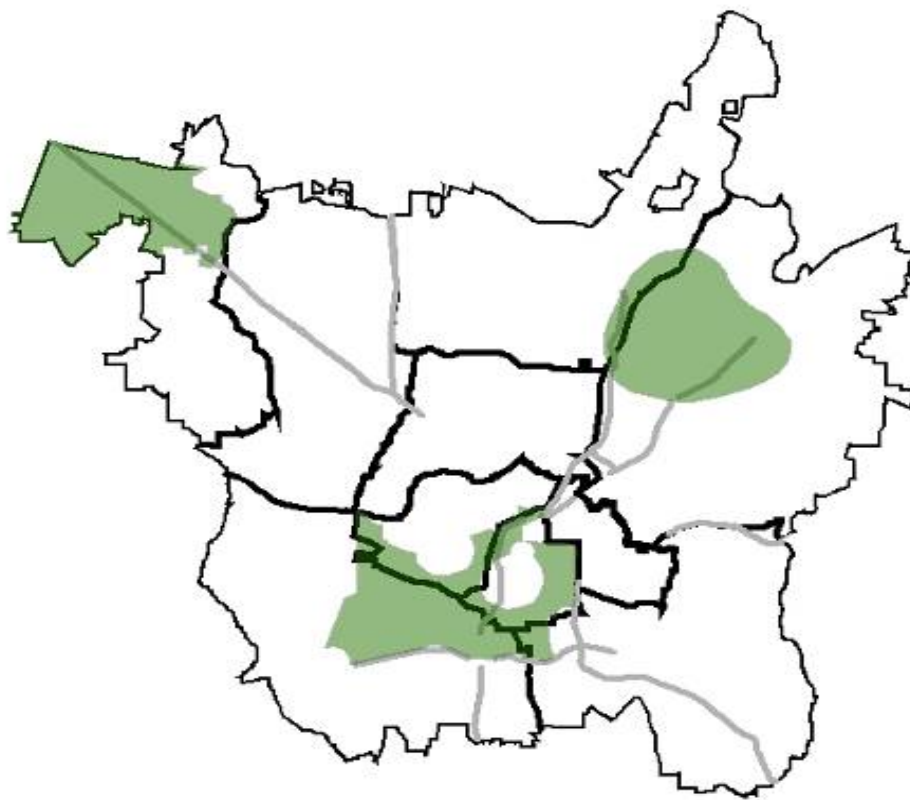
10 Corridor Plans

- Atlantic/Litchford Rd
- Capital Boulevard
- Creedmoor Road
- Martin Luther King, Jr.
- Rock Quarry Road
- Southern Gateway
- US-401
- US-64
- US-70
- Falls of Neuse Road



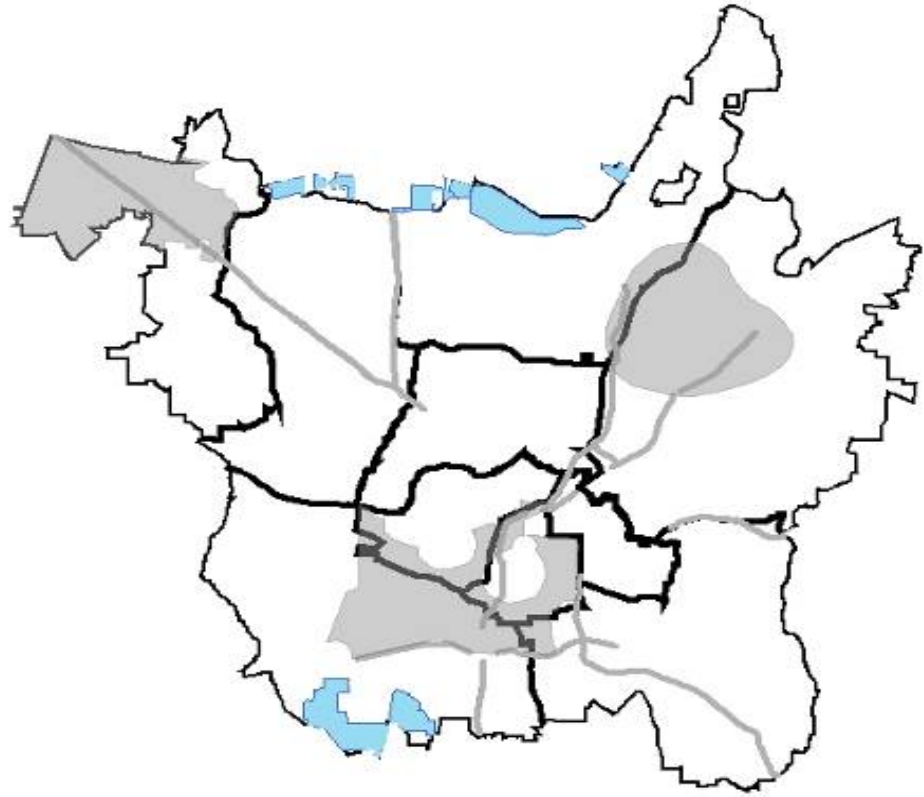
3 Regional Center Plans

- Downtown
- Northeast Regional Center
- Triangle Regional Center



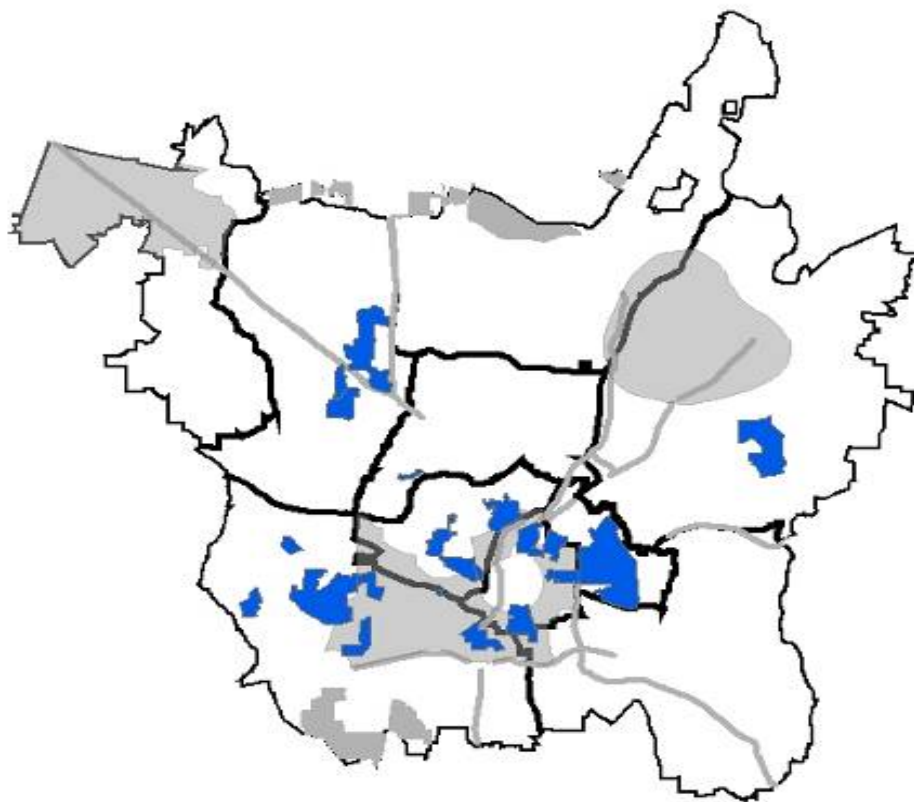
2 Watershed Plans

- Falls Lake
- Swift Creek



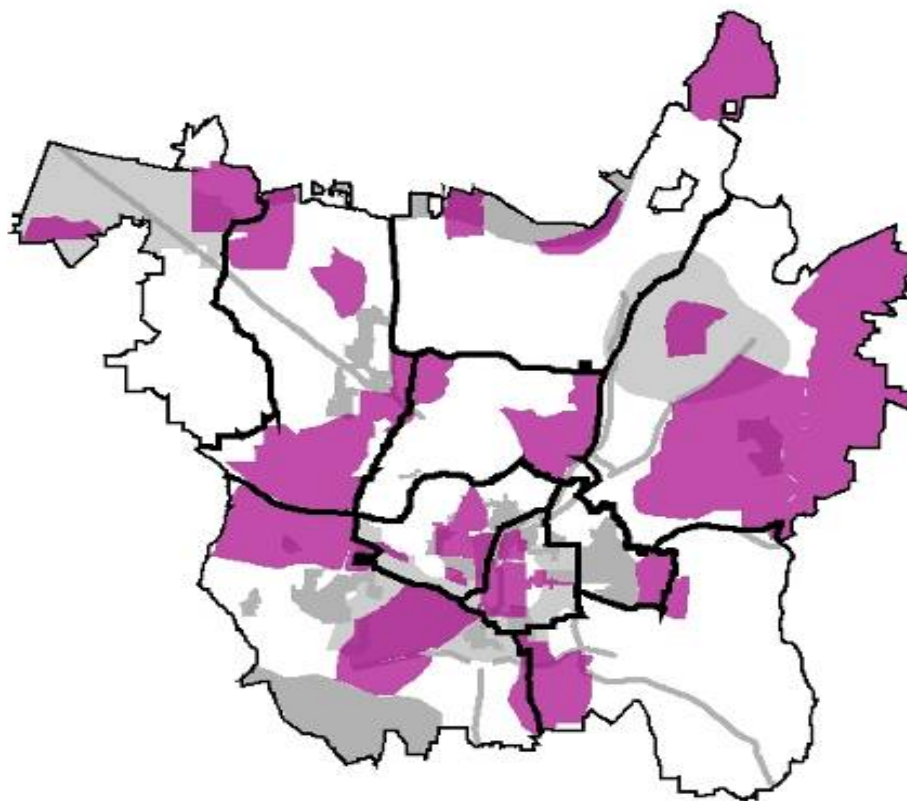
21 Neighborhood Plans

- Amend specific zoning regulations in conflict with built pattern of neighborhood.

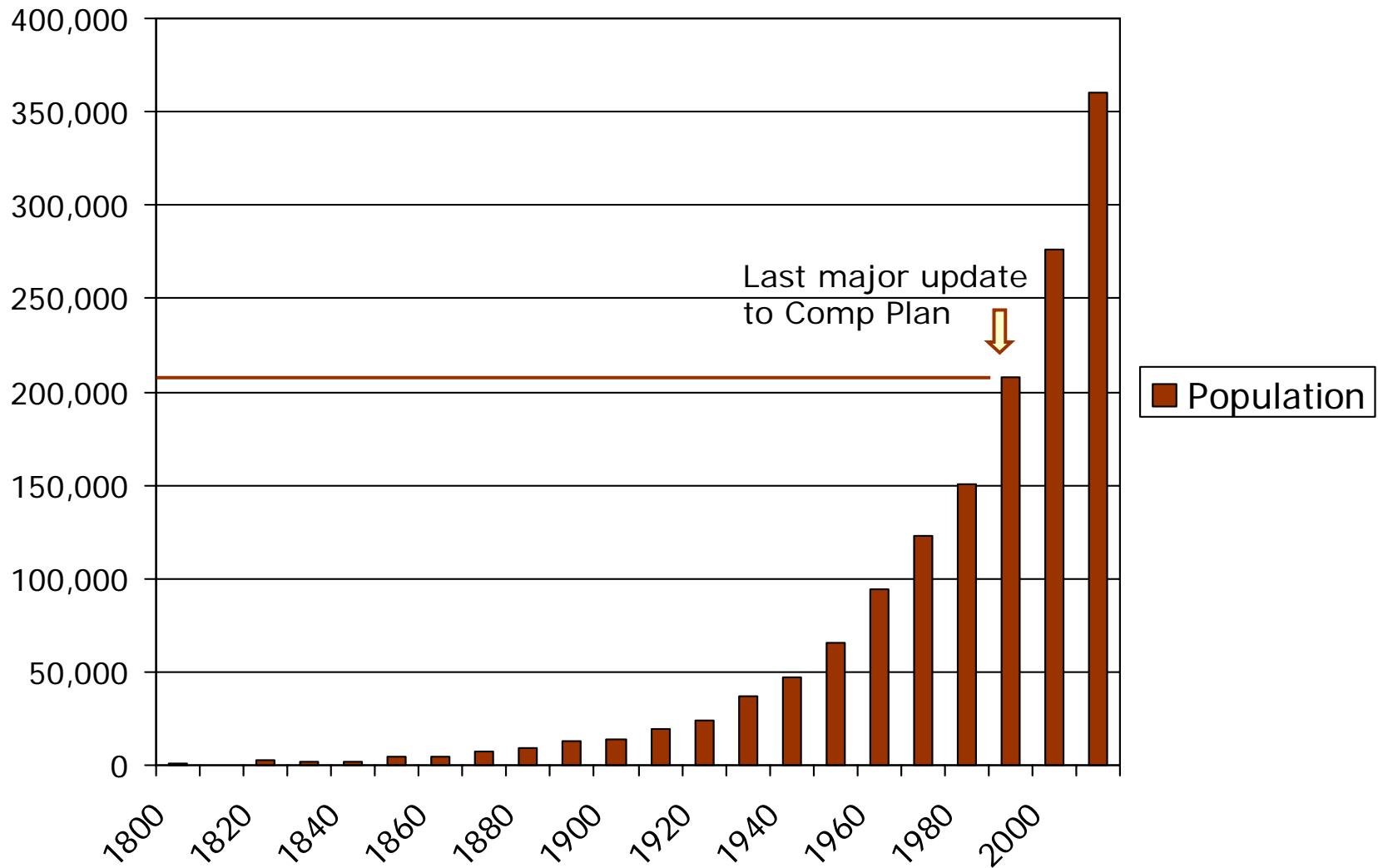


31 Small Area Plans

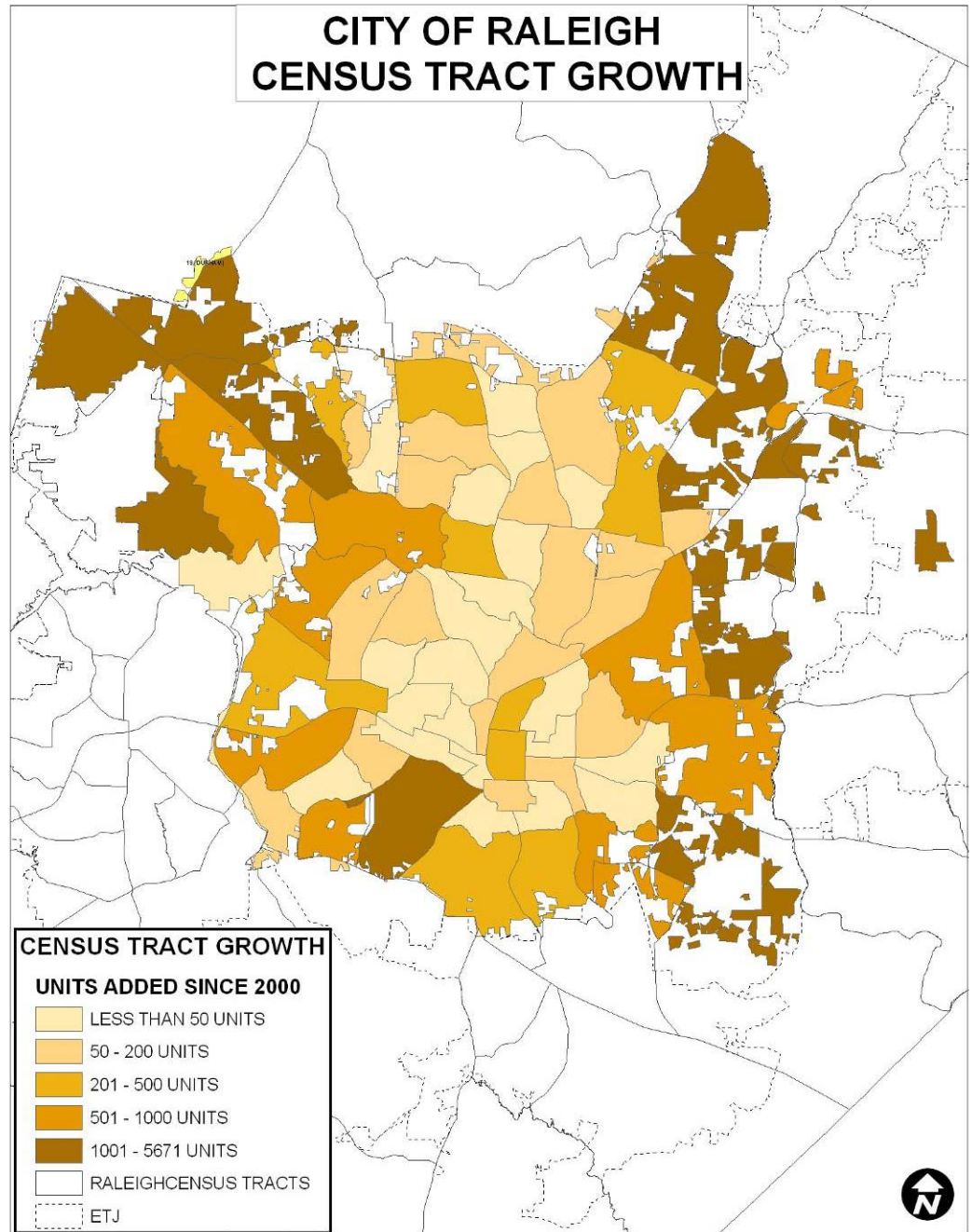
- Land use policies for specific areas within the city.



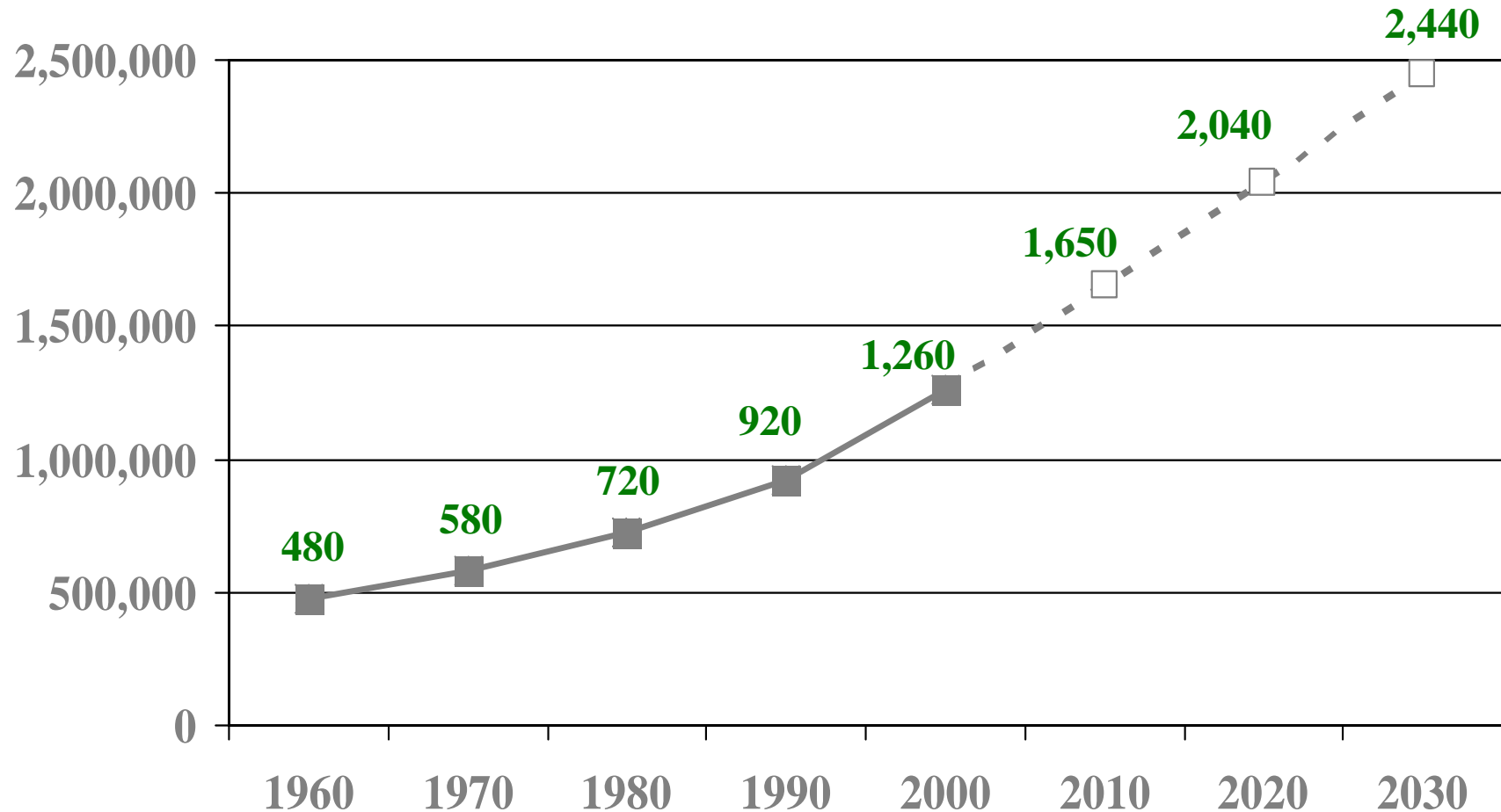
A History of Growth



Census Tract Growth from 4/2000 – 1/2007

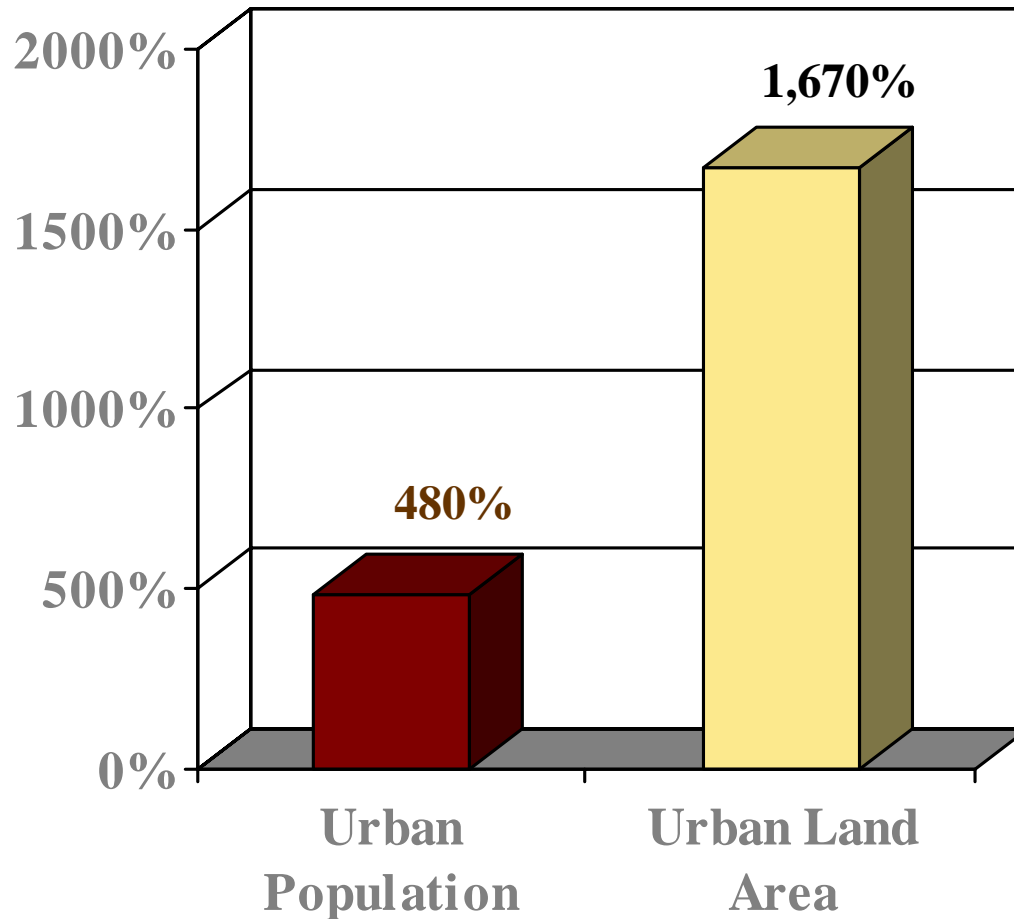


Population in The Triangle Region

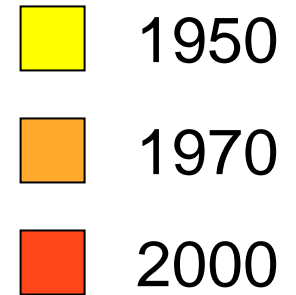
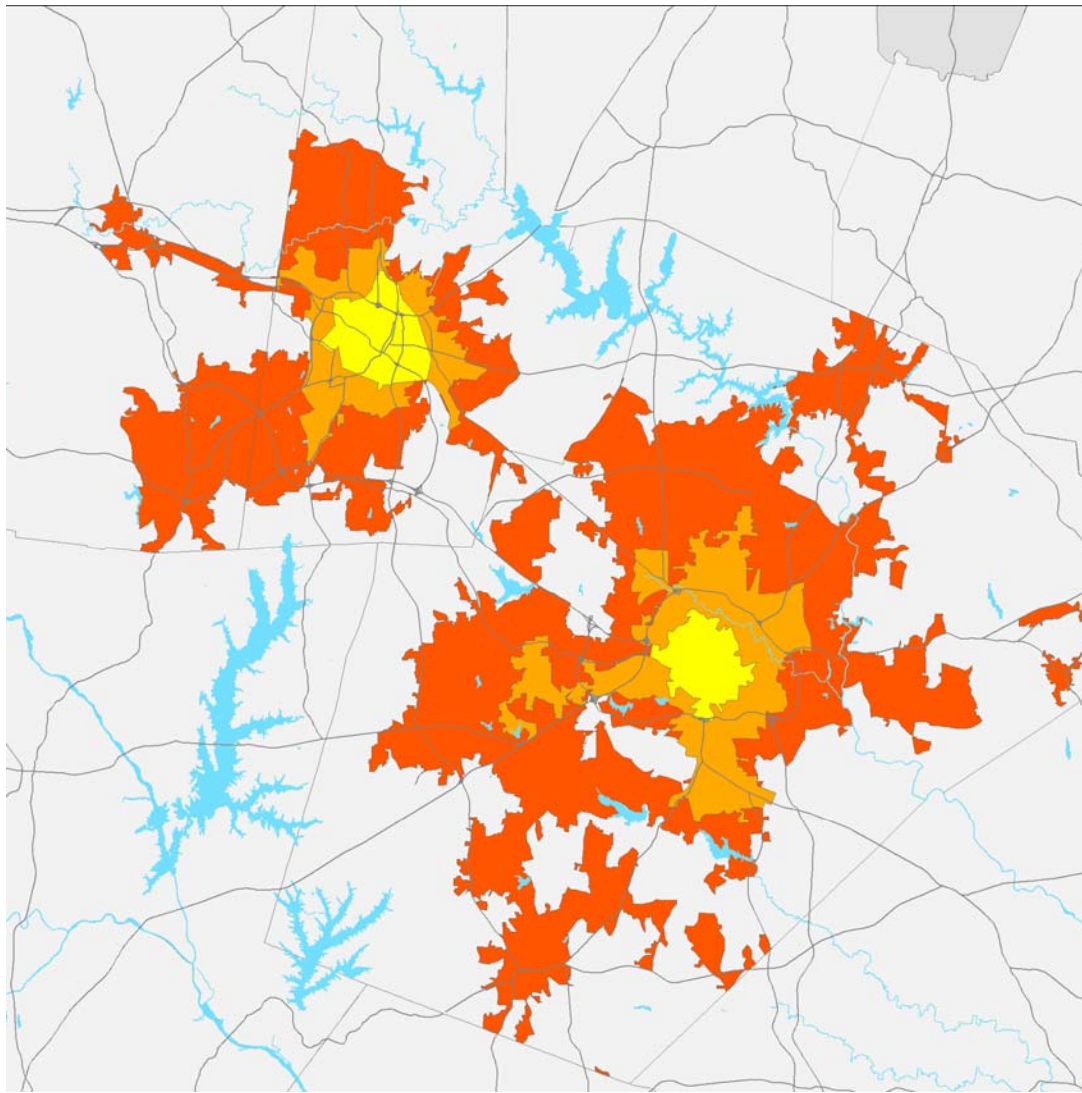


data are for TJCOG region

Growth in the Triangle's Urban Population & Land Area 1950 – 2000

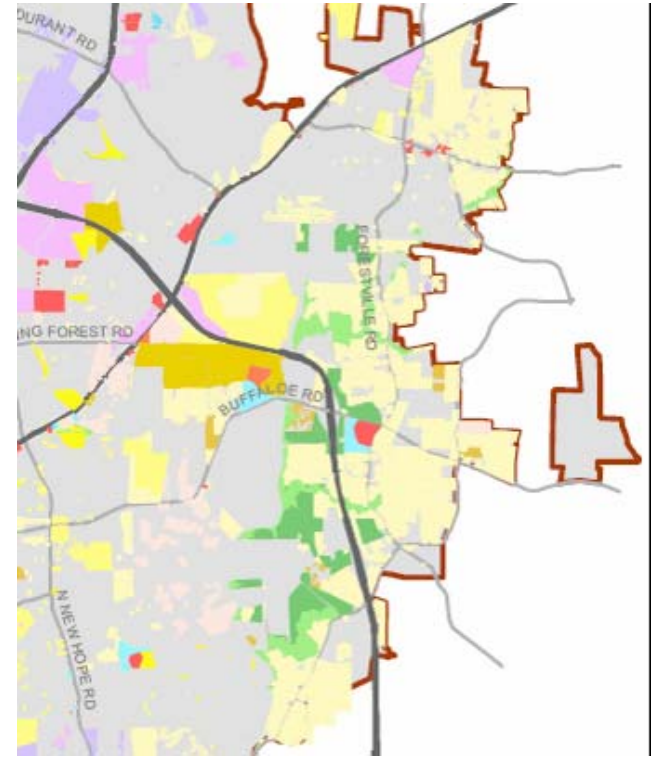


Census Urban Area



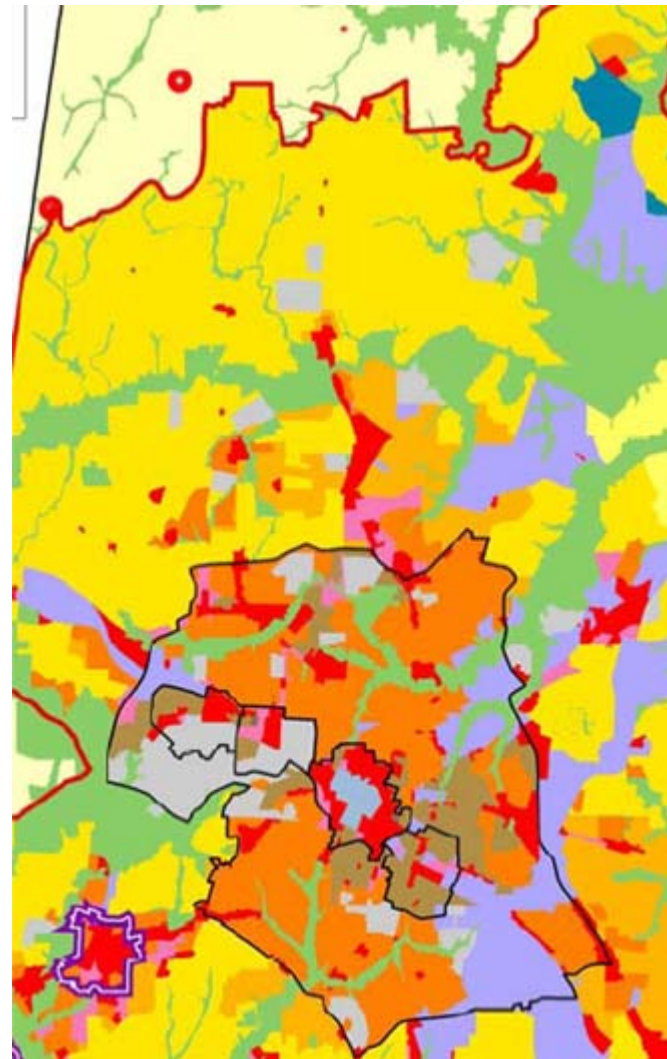
Growth Management

- Land Capacity
 - 20,000 acres of “greenfield” land in ETJ
 - 120,000 new housing units
 - 87 million square feet of non-residential floor space
 - 20,000 acres in Urban Services Area
- How will this growth be served?
- How should this growth be shaped?



Comp Plan/Land Use Link

- Moving from circles and squares to hard lines on the map
 - Parcel based planning
 - Process for amending the map
- Future land use map to guide rezonings
- Sharpening the distinction between policies (the Comp Plan) and Regulations (the code)



Conditional Zoning

- Interpreting the Comp Plan is more critical than ever
 - Statutory requirement for consistency review
 - CUD = custom zoning for every site = every zoning subject to “spot zoning” test
- Under General Use zoning, zoning map is the de facto land use plan
- Under Conditional Zoning, only the Comp Plan can serve as the land use plan



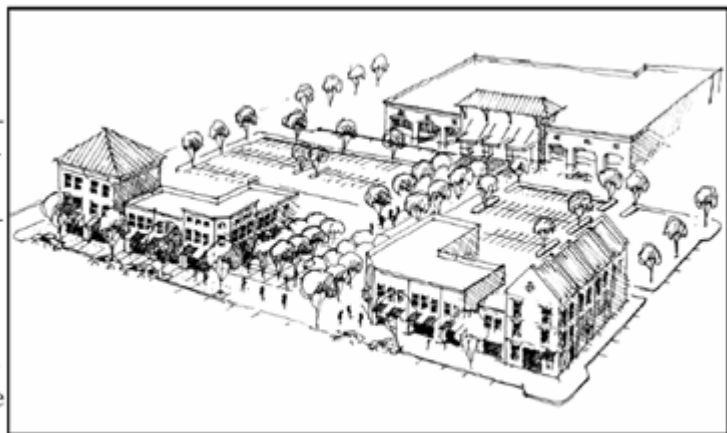
Eliminating Redundancies

- Reconsider usefulness of District Plans
- Potential elimination/consolidation of certain Small Area Plans
- New guidance for where and how to undertake new Small Area Plans

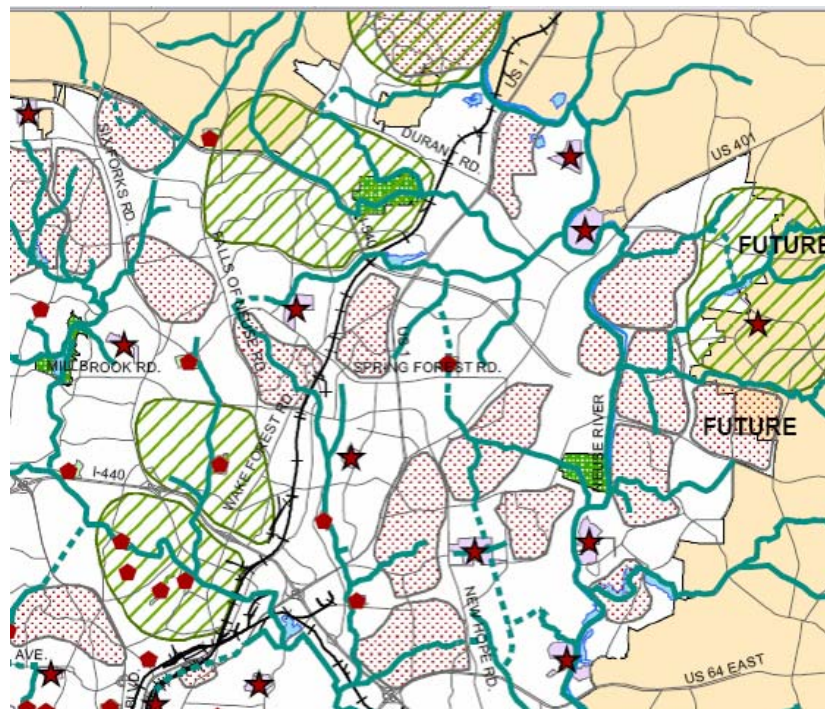


Strengthening Existing Elements

- Urban Design
 - Citywide strategy, not just for neo-traditional nodes
- Economic Development
- Housing
- Parks & Recreation



A Typical Neighborhood Center



Linkages Between Elements

- Transportation and Economic Development
- Transportation and Land Use
- Historic Preservation and Neighborhoods
- Housing and Economic Development



21st Century Urban Issues

- Environmental sustainability
 - Climate change
 - Energy
 - Water resources
- Transportation
 - Alternative modes
 - Transit-oriented development
 - Planning for reduced VMT
- Infill development & densification
- Healthy communities



Implementation

- Implementation element
- **Linking the Comprehensive Plan and Capital Improvement Program**
- Listing and tracking of all Implementation Items



HNTB Team

Lead Consultant

HNTB	Land use planning, transportation, engineering
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Sub Consultants

Bay Area Economics	Economic Development, Housing
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Greenways Inc.	Parks, recreation, environment, "greenprint"
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McKim & Creed	Utility planning: water, wastewater, stormwater
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Special Advisors

Barry Miller	Comprehensive planning
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Don Edwards, JSA	Public outreach, consensus building
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Mark White	Zoning, Land Use Law
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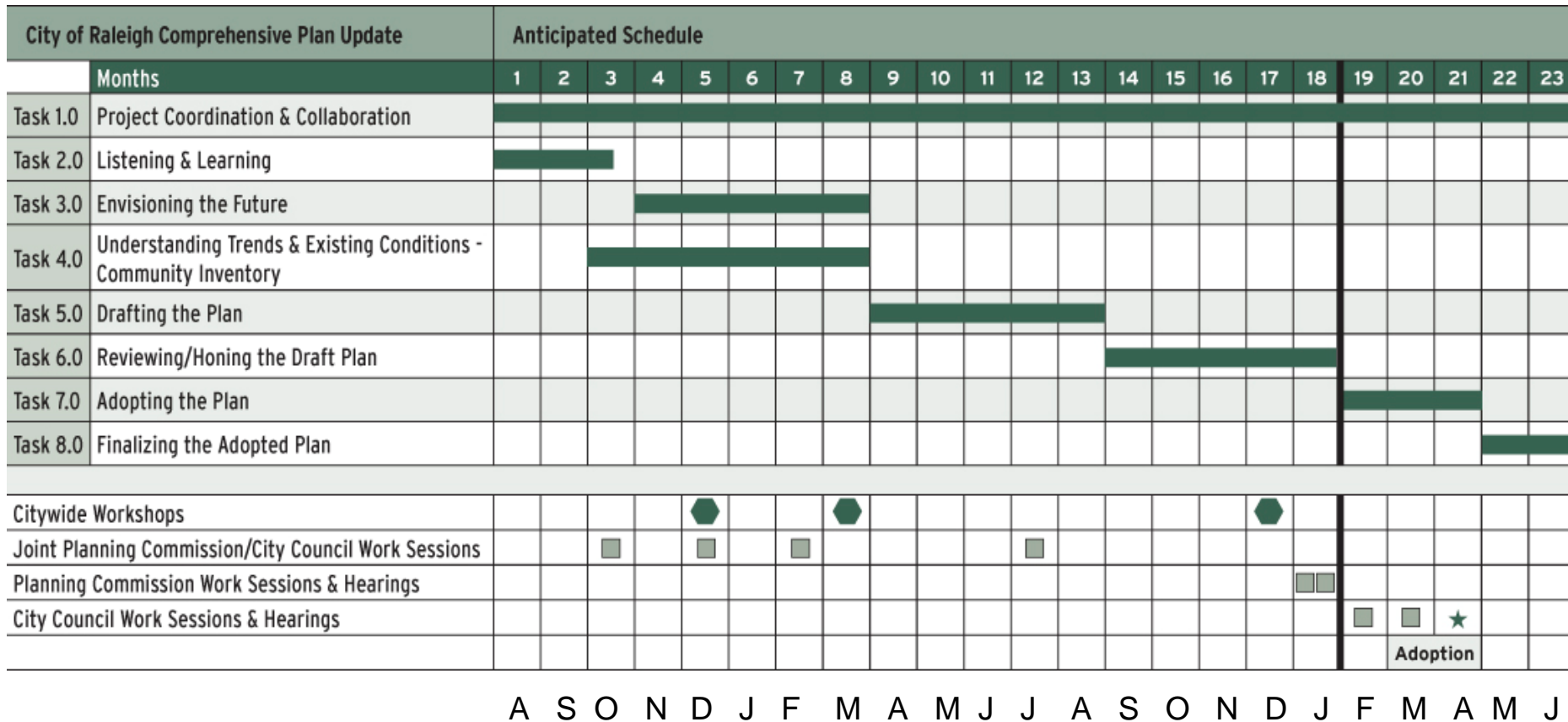


HNTB Scope Outline

1. Project coordination and collaboration
2. Listening and learning
3. Envisioning the future
4. Understanding trends & existing conditions—community inventory
5. Drafting the plan
6. Reviewing/honing the draft plan
7. Adopting the plan
8. Finalizing the adopted plan



Anticipated Schedule



Kick-off Schedule :: August 1 – 3

	Wednesday August 1	Thursday August 2	Friday August 3
Early am	Breakfast w/ key DCP staff	Breakfast with Councilors, Commissioners, Department Heads	Coffee w/ DCP staff
Mid-am	Planning initiatives briefing	Work session with key DCP staff	Core Working Group
Late am to mid pm	City tour	City tour	Core Working Group Goodbyes
Late pm	Debrief	Debrief	



Role of the Planning Commission

“The City Planning Commission shall study the resources, possibilities and needs of the City and shall have power to propose and recommend plans and maps for the systematic future development and betterment of the City.”

Section 6.38(d), Charter of the City of Raleigh



Role of the Planning Commission

- Four joint Council/Commission work sessions are scheduled at key points of the process to review findings and draft recommendations
- Additional Commission work sessions will be scheduled to address issues of concern
- Commission will hold hearings on the Plan and make a recommendation to Council concerning its adoption

